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Map Amendment Application No. 246
Planned Development Area No. 24
Boston Redevelopment Authority
in behalf of The Boston Mariner
Company, Inc.
W-2-D designation - land generally
bounded by Fan Pier (Piers 1, 2
and part of 3), Boston Harbor,
Commonwealth Pier 5, and
Northern Avenue: W-2 to W-2-D

MAP AMENDMENT NO. 191

EFFECTIVE
March 27, 1986⁺

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing does hereby approve the Master Plan for Planned Development Area No. 24 and amend Map 1 - Boston Proper, and Map 4 - South Boston, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By adding to the existing W-2 zoning designation of land described below the suffix "D", indicating a Planned Development Area overlay district. Said land is bounded and described as follows:

A certain parcel of land in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the northerly side of Northern Avenue and shown as Pier 4 (Lot B) on a "Compiled Plan of Land in Boston, MA" dated 12 July 1985, revised 12 September 1985 by Boston Survey Engineers of Boston, more particularly bounded and described as follows:

Northerly by Boston Inner Harbor, 694.32 feet;

Easterly by a certain parcel of land owned by the Commonwealth of Massachusetts (Massachusetts Port Authority) 1,094.56 feet;

Fan Pier
B65
1986

f public notice: March 10, 1986 (see St. 1956, c. 665, s.5.).

Southerly	by a certain parcel of land owned by Paul's Lobster Company, 58.55 feet;
Southeasterly	by that same parcel of land owned by Paul's Lobster Company, 6.43 feet;
Easterly	by a certain parcel of land owned by Haynes Realty Corp., 4.58 feet;
Northerly	by a certain parcel of land owned by Haynes Realty Corp., 72.95 feet;
Westerly	by a certain parcel of land owned by Haynes Realty Corp., 2.94 feet;
Northerly	by a certain parcel of land owned by Haynes Realty Corp., 4.74 feet;
Westerly	by a certain parcel of land owned by Haynes Realty Corp., 37.76 feet;
Southwesterly	by Northern Avenue, 648.83 feet;
Westerly	by a certain parcel of land owned by Pier 4, Inc. and comprising Pier 1, 2 and part of 3, a ground lease option for which is held by HBC Associates, 831.59 feet.

Containing approximately 712,832 square feet total, including approximately 385,994 square feet of upland and pier, and approximately 326,838 square feet of submerged flats.

In addition to the foregoing, there is included the northerly half of present Northern Avenue (approximately 50 feet in width) as it abuts the above described land.

Containing additionally an Additional Area (which is expected to result from the partial abandonment of present Northern Avenue) extending from the center line of present Northern Avenue to the northerly sideline of the proposed New Northern Avenue between the easterly sideline of the proposed Northbound Seaport Access Road Link and a line extending southerly from the eastern edge of the existing pier, such additional area to be shown on such plan as may be accepted by the Public Improvement Commission.

By permitting the attachment hereto, after metes and bounds describing the Additional Area can be specified according to final decisions concerning the location of proposed New Northern Avenue and the proposed Northbound Seaport Access Road Link and the discontinuance of portions of Northern Avenue by the Public Improvement Commission, of a revised metes and bounds description and modification of the map amendment produced as a result of and in conformity with the approval hereof, which metes and bounds shall be identical to the metes and bounds described above except that it shall include the Additional Area described above.

Map Amendment Application No. 246
Planned Development Area No. 24 and
Master Plan

Map Amendment No. 191

Chairman

Vice Chairman

John M. Percy

Barbara Smith

John M. Percy

In Zoning Commission

Adopted March 21, 1986

Attest:

Marguerite Recreance
Secretary

John M. Percy
Mayor, City of Boston

Date: March 27, 1986

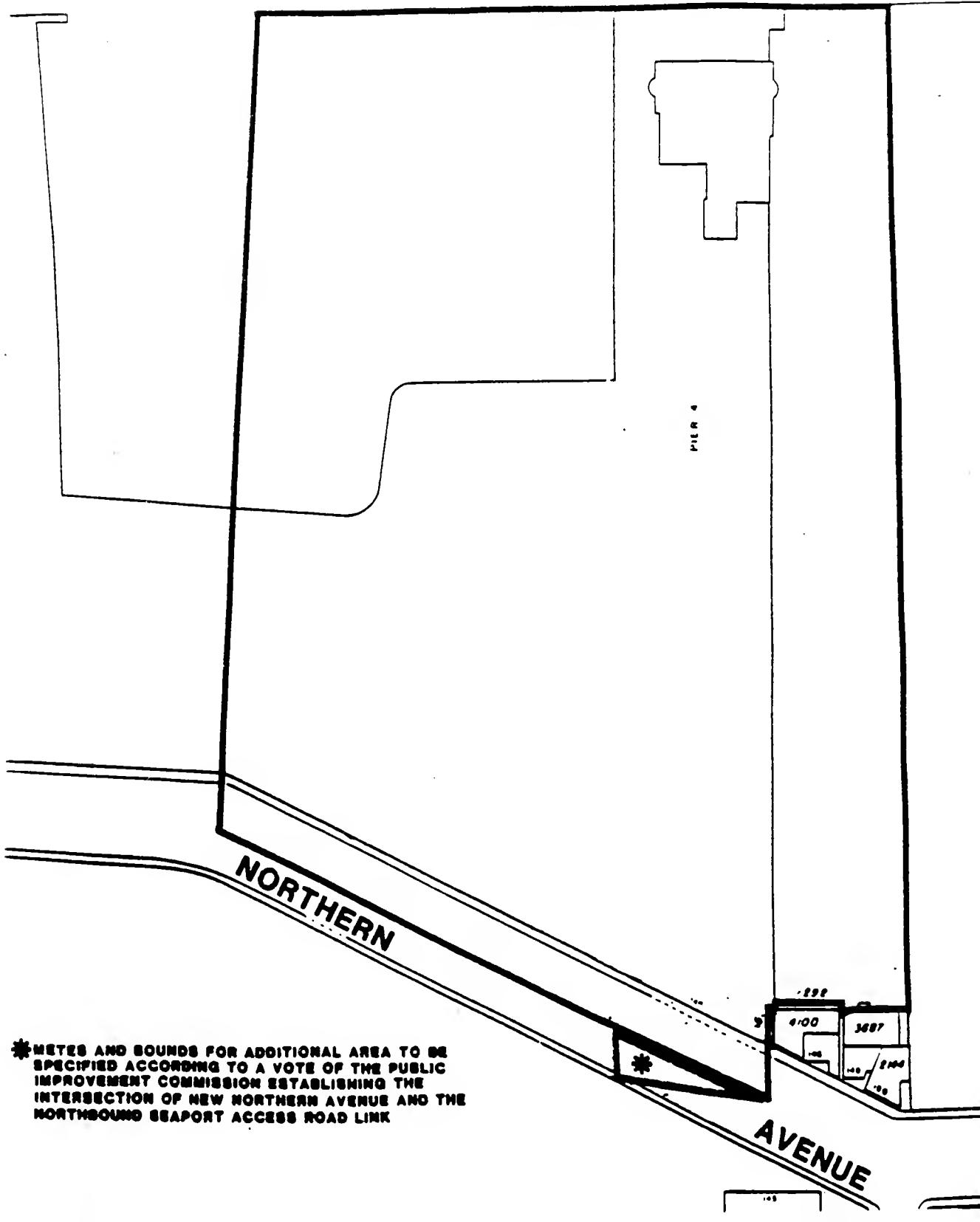
The foregoing amendment, with said Master Plan, was presented to the Mayor on March 26, 1986, and was signed by him on March 27, 1986, whereupon it became effective on March 27, 1986, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:

Marguerite Recreance
Secretary

MASTER PLAN FOR PLANNED
DEVELOPMENT AREA DESIGNATION

— BOUNDARY LINE FOR PIER 4 MASTER PLAN
FOR PLANNED DEVELOPMENT AREA #24



* METES AND BOUNDS FOR ADDITIONAL AREA TO BE
SPECIFIED ACCORDING TO A VOTE OF THE PUBLIC
IMPROVEMENT COMMISSION ESTABLISHING THE
INTERSECTION OF NEW NORTHERN AVENUE AND THE
NORTHBOUND SEAPORT ACCESS ROAD LINK

PLAN OF LAND - BOSTON PROPER - SOUTH BOSTON

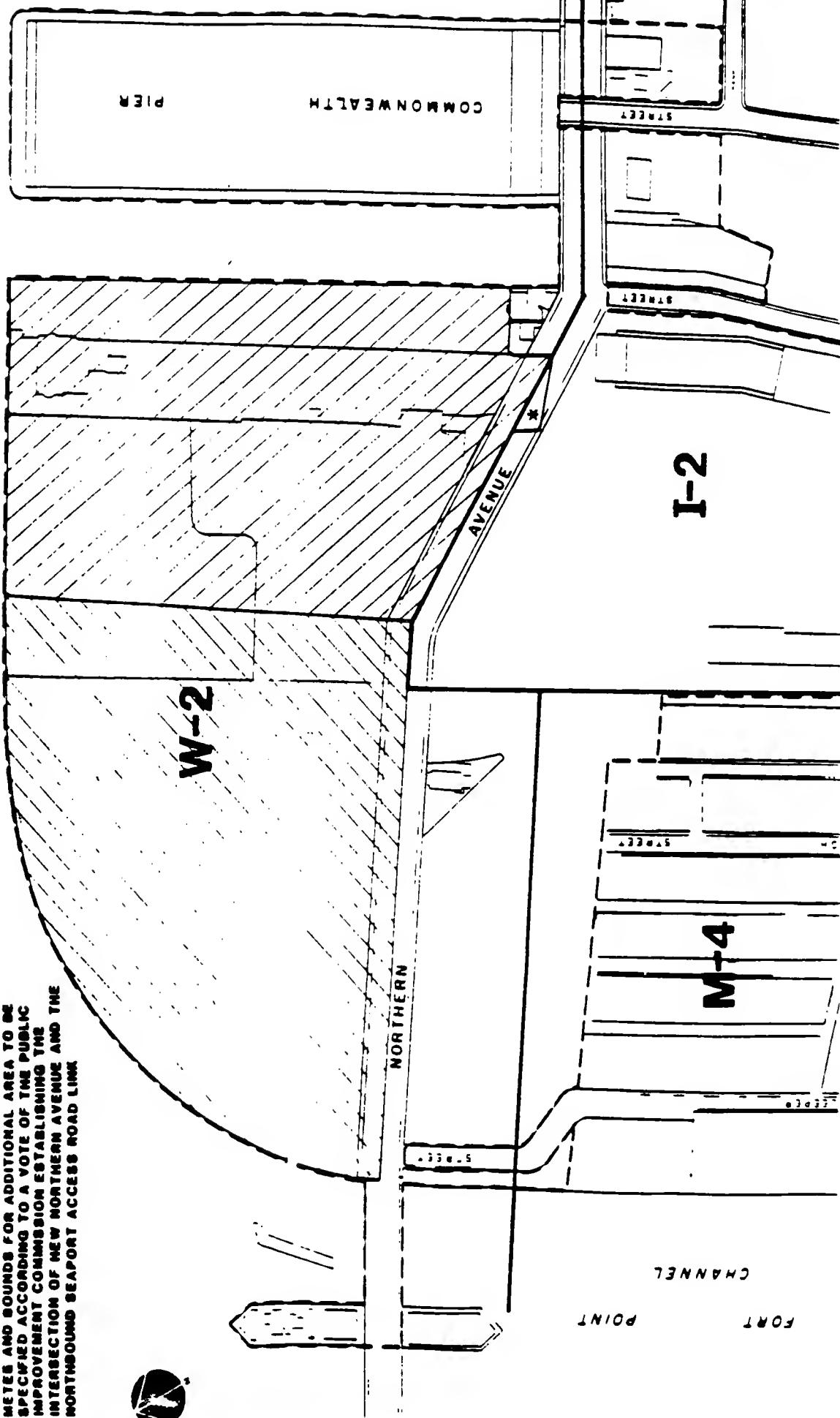


ZONING BOUNDARY

HARBOR

AREA NOTIFIED

* METES AND BOUNDS FOR ADDITIONAL AREA TO BE
SPECIFIED ACCORDING TO A VOTE OF THE PUBLIC
IMPROVEMENT COMMISSION ESTABLISHING THE
INTERSECTION OF NEW NORTHERN AVENUE AND THE
NORTHBOUND SEAPORT ACCESS ROAD LINE



CHANNEL

PORT

POINT



PDA 23

PDA 24

